

## APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (COA)

11 ORIGINAL 122VO  
04.05.2021

Building address 14-18 W. 3rd Street, Bethlehem, PA 18018

Owner of building Joseph C. Posh Properties

Phone

Owner's email &amp; mailing address 2216 Willow Park Rd. Bethlehem, PA 18018

Applicant Joseph C. Posh

Phone

Applicant's email &amp; mailing address 2216 Willow Park Rd. Bethlehem, PA 18018

Street and Number

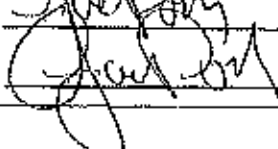
City

State

Zip Code

**APPLICANT MUST ATTEND MEETING FOR CASE TO BE HEARD.****USE THE CHECKLIST ON THE BACK OF THIS APPLICATION TO ENSURE YOUR SUBMISSION IS COMPLETE.***Historic & Architectural Review Board – Application form, photographs, and drawings must be submitted 2 weeks prior to the regular scheduled meeting in order to be placed on the agenda for the next meeting.**South Bethlehem & Mount Airy Historic Conservation Commission – Application form, photographs, and drawings must be submitted 2 weeks prior to the regular scheduled meeting in order to be placed on the agenda for the next meeting.***1. PHOTOGRAPHS** – Photographs of your building and neighboring buildings **must accompany** your application.**2. TYPE OF WORK PROPOSED** – Check all that apply. Please bring any samples or manufactures specifications for products you will use in this project.☐ Trim and decorative woodwork☐ Skylights☐ Siding and Masonry☐ Metal work☐ Roofing, gutter and downspout☐ Light fixtures☐ Windows, doors, and associated hardware☐ Signs☐ Storm windows and storm doors☒ Demolition of existing buildings☐ Shutters and associated hardware☐ Other \_\_\_\_\_☐ Paint (Submit color chips – HARB only)**3. DRAWINGS OF PROPOSED WORK** – Required drawings **must accompany** your application. Please submit **ONE ORIGINAL AND TEN (10) COPIES OF DRAWINGS, PHOTOGRAPHS, APPLICATION FORM, AND ANY SPECIFICATIONS**☐ Alteration, renovation, restoration (1/4" or 1/8"=1'0" scale drawings required IF walls or openings altered.)☐ New addition (1/4" or 1/8"=1'0" scale drawings: elevations, floor plans, site plan)☒ New building or structure (1/4" or 1/8"=1'0" scale drawings: elevations, floor plans, site plan)☒ Demolition, removal of building features or building (1/4" or 1/8"=1'0" scale drawings: elevation of remaining site and site plan)☐ A scale drawing, with an elevation view, is required for all sign submittals**4. DESCRIBE PROJECT** – Describe any work checked in #2 and #3 above. Attach additional sheets as needed.

See Attached Project Description Narrative

**5. APPLICANT'S SIGNATURE**  **DATE:** 04.05.2021**6. OWNER'S SIGNATURE**  **DATE:** 04.05.2021

Subject: 14-18 West Third Street Properties  
Re: Request for Partial Demolition Narrative – Attached to the COA

We are requesting that the South Bethlehem Historic Conservation Committee approve the demolition of these two properties for the future development based on the demonstrated lack of structural integrity of the properties.

This will allow for an improved economic and aesthetic impact to this area in the form of new development in this critical area of South Bethlehem.

In addition, we are requesting the approval on this new development to these properties and the adjacent properties to the immediately to the west on West Third Street.

We have previously submitted the following items to the Committees:

- Request for Demolition Narrative
- Structural Report from Barry Isett Associates from 2020
- Existing Building Plan
- Photo Documentation from 2016 and 2020

We have included in this submission the following items for the Committees review:

- Structural cost estimate from Barry Isett (3-23-21) regarding the preservation of the existing facades.
- Site Plan
- Proposed Building Floor Plan
- Proposed Building Elevations
- Proposed Building 3d Views

As mentioned in prior submission, structural modifications and renovations to repair the structure would prove to be too difficult and prohibitively expensive. Any salvageable building elements of the existing buildings shall be donated to others looking to repair like historical building elements.

This is an important entry to the pedestrian Greenway, and Lehigh University all by way of the Hill to Hill Bridge which is a major entry point of the South Side. We feel it is important to provide a development on this critical site that is evocative to the renaissance that is occurring on the South Side while incorporating the South Side Bethlehem history.

I ask that you allow us to proceed with the demolish these properties and the development of the properties indicated as submitted herein.

Thank you,

Joseph C. Posh 04.05.2021

Applicant: Joseph C. Posh



85 South Route 100, Allentown, PA 18106  
610.398.0904 610.481.9098  
barryissett.com

Date: 3/23/2021  
Project #: 1075820.000  
Service Task: 00OBS00

To: Mr. Joseph C. Posh  
From: Ross C. Sotak, PE  
RE: 14-18 3<sup>RD</sup> STREET – FAÇADE PRESERVATION  
Bethlehem, Pennsylvania

As per your request our office is providing this memo to address the difficulties presented by attempting to preserve the existing three-story façade for the property above as part of the construction of the proposed eight-story building on the site. In our initial letter dated 11/23/2020 our office outlined the condition of the structure as a whole, but also addressed the possibility and challenges of attempting to save just the façade. Below is a brief summary of those challenges.

- The north wall is not only a façade, but also part of the building's structural system as it supports the floor joists above. While it supports the gravity load of the joists, the joists in turn support the wall from lateral forces. One cannot be removed without making the other unstable.
- Temporary shoring could be installed outside of the building footprint (in 3<sup>rd</sup> Street) to support the wall above grade, however it is the at grade floor framing that prevents the basement wall from collapsing due to the earth and vehicle surcharge from 3<sup>rd</sup> Street. Due to the large number of existing piers in the basement, as well as the low floor to floor height, the installation of temporary shoring in the basement is nearly impossible.
- The adjacent 3<sup>rd</sup> Street has an existing full basement which extends below the basement of this property. With the proposed increased building height and loading the new foundations will need to be placed either at, or very close to, the adjacent building basement floor elevation so as not to add any surcharge loads to the adjacent building. To achieve that elevation the façade in question would be undermined. A deep foundation system could be employed for the new building but at a substantial cost, and as described above, the congestion of the basement framing would make that installation nearly impossible.
- As stated in our 11/23/2020 report the façade is showing signs of deterioration in the form of cracks and spalls in the brick as well as efflorescence, all suggesting water infiltration. Depending on the level of deterioration many mortar joints could be broken in which case much of the brick could simply be 'dry stacked' currently. In such case those bricks would need to be removed, or a substantial number of fasteners installed as part of the temporary shoring to keep them in place. By installing large quantities of fasteners, it would have a long-term effect on the overall look of the façade – while repairs can be made, they are typically noticeable.

To attempt to stabilize and maintain the façade during construction will incur substantial added cost to the project as well as time to the schedule. Our office estimates that the added cost could be between \$1.0 to \$1.5 million dollars depending on the methods of shoring and final construction selected.

If you have any questions, please feel free to contact our office.

*Memo*

